| 149.0 | 0005 | 0006.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 831,200 / 831,200 |
| | | | | | USE VALUE: | 831,200 / 831,200 |
| | | | | | ASSESSED: | 831,200 / 831,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 3 | | LEHIGH ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | MCLAUGHLIN JULIA | |
| Owner 2: | | |
| Owner 3: | | |
| Street 1: | 3 LEHIGH ST | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA Cntry: | Own Occ: Y |
| Postal: | 02476 | Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MC LAUGHLIN WILLIAM J-ETAL - |
| Owner 2: | GREENWOOD JULIA A - |
| Street 1: | 3 LEHIGH ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 6,137 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 2540 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6137.000 | 408,300 | | 422,900 | 831,200 |
| Total Card | 0.141 | 408,300 | | 422,900 | 831,200 |
| Total Parcel | 0.141 | 408,300 | | 422,900 | 831,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.24 | /Parcel: 327.2

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 98307
GIS Ref:
GIS Ref:
Insp Date: 07/18/18

## PREVIOUS ASSESSMENT

Parcel ID: 149.0-0005-0006.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 408,300 | 0 | 6,137. | 422,900 | 831,200 | 831,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 309,200 | 0 | 6,137. | 422,900 | 732,100 | 732,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 309,200 | 0 | 6,137. | 374,500 | 683,700 | 683,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 309,200 | 0 | 6,137. | 314,100 | 623,300 | 623,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 309,200 | 0 | 6,137. | 314,100 | 623,300 | 623,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 291,400 | 0 | 6,137. | 271,800 | 563,200 | 563,200 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 291,400 | 0 | 6,137. | 262,800 | 554,200 | 554,200 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 291,400 | 0 | 6,137. | 250,100 | 541,500 | 541,500 | | 12/13/2012 |

!11664!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 01:48:26 |

## LAST REV

| Date | Time |
|---|---|
| 11/01/18 | 09:51:26 |
| danam | |
| 11664 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 98307 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MC LAUGHLIN WIL | 60912-207 | | 1/7/2013 | Family | 240,000 | No | No | | |
| | 13008-596 | | 7/1/1976 | | 44,900 | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/28/2018 | 1414 | Insulate | 2,900 | C | | | | |
| 6/21/2013 | 916 | Re-Roof | 8,000 | | | | | |
| 6/4/2013 | 792 | Re-Roof | 8,000 | | | | | |
| 8/9/1995 | 465 | | 4,600 | | | | | ADD PORCH 10X16 |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/18/2018 | MEAS&NOTICE | CC | Chris C |
| 4/30/2014 | External Ins | PC | PHIL C |
| 7/15/2013 | Info Fm Prmt | EMK | Ellen K |
| 7/10/2013 | Info Fm Prmt | EMK | Ellen K |
| 12/14/2008 | Measured | 336 | PATRIOT |
| 4/24/2000 | Inspected | 276 | PATRIOT |
| 11/17/1999 | Measured | 268 | PATRIOT |
| 1/1/1982 | | MS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6137 | | Sq. Ft. | Site | | 0 | 70. | 0.98 | 8 | | | | | | | | | 422,876 | | | | | | 422,900 | |

Total AC/HA: 0.14089 | Total SF/SM: 6137 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 422,876 | Spl Credit | Total: 422,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | CREAM | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1930 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.15432274 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 150.047 |
| Other Features: | 78500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 501621 |
| Depreciation: | 93301 |
| Depreciated Total: | 408319 |

## COMMENTS

WALK UP UAT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

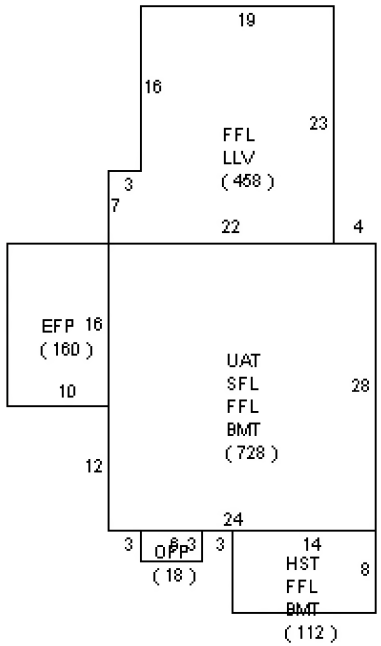
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | |
| Totals | | | |
| 1 | 8 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 150.05 |
| Special Features: | 0 | Val/Su Net: | 109.17 |
| Final Total: | 408300 | Val/Su SzAd | 196.11 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,298 | 150.050 | 194,761 |
| BMT | Basement | 840 | 45.010 | 37,812 |
| SFL | Second Floor | 728 | 150.050 | 109,234 |
| LLV | Lower Level | 458 | 118.160 | 54,118 |
| UAT | Upper Attic | 182 | 60.020 | 10,923 |
| EFP | Enclos Porch | 160 | 44.240 | 7,078 |
| HST | Half Story | 56 | 150.050 | 8,403 |
| OFP | Open Porch | 18 | 44.000 | 792 |
| | Net Sketched Area: | 3,740 | Total: | 423,121 |

| Size Ad | 2082 | Gross Are | 4342 | FinArea | 2540 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| LLV | 100 | FLA | 100 | | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

149.0-0005-0006.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc